

WARRANTY DEED  
Joint Tenancy

BK 3391 PG 053

59-2-29

52-146

**Know all Men by these Presents,**

**That**

018117

Kenneth A. MacKenzie and Mary M. MacKenzie  
of Waterville, County of Kennebec, State of Maine

in consideration of ONE DOLLAR and other valuable considerations

TRANSFER  
TAX  
PAID

paid by Conrad A. Hichborn and Terri L. Nivison  
of Waterville, County of Kennebec, State of Maine

whose mailing address is 24 Pleasant Street, Waterville, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

Conrad A. Hichborn and Terri L. Nivison

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land in Waterville, Kennebec County, State of Maine, with the buildings thereon, being Lot 19 as shown on a plan entitled "Plan of Elmwood Villa, Waterville, Maine," dated September 20, 1910 by Burleigh and Page, recorded in Kennebec Registry of Deeds, Plan Book 5, Pages 86 and 87, and being further bounded and described as follows:

Beginning on the southerly right-of-way line of Elmwood Avenue, so-called, at the northwesterly corner of said Lot 19; thence southerly along the westerly line of said Lot 19 a distance of 103.70 feet to the southwesterly corner of said Lot 19; thence easterly along the southerly line of said Lot 19 a distance of 50 feet, more or less, to the southeasterly corner of said Lot 19; thence northerly along the easterly line of said Lot 19 a distance of 103.97 feet to the northeasterly corner of said Lot 19; thence westerly along the northerly line of said Lot 19 and the southerly right-of-way line of said Elmwood Avenue a distance of 50 feet to the point of beginning, containing 5,194 square feet, more or less.

Meaning and intending to convey the premises described in a deed recorded in the Kennebec County Registry of Deeds at Book 2743, Page 98.

To have and to hold

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and appurtenances thereof, to the said

the aforegranted and bargained premises, with all the privileges  
Conrad A. Hichborn and Terri L. Nivison

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And

we

do covenant with the said Grantees, their heirs and assigns, that

we are

lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid;

and that we and our heirs shall and will warrant and defend the same to the said  
Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof,

the said Kenneth A. MacKenzie

and Mary M. MacKenzie

husband/wife of the said Kenneth A. MacKenzie

joining in this deed as Grantor<sup>s</sup>, and relinquishing and conveying all rights by descent and all other rights to the  
above described premises, have hereunto set our hand and seal this 21st day  
of the month of July, A.D. 1988.

Signed, Sealed and Delivered

in presence of

Beatrice Dostie

to both

Kenneth A. MacKenzie

Mary M. MacKenzie

L-5106

State of Maine, County of Kennebec

ss.

July 21

, 1988

Then personally appeared the above named

Kenneth A. MacKenzie and

Mary M. MacKenzie

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Beatrice Dostie  
Beatrice Dostie Notary Public

My Commission Date Expires Attorney at Law  
May 25, 1992

RECEIVED KENNEBEC SS.

1988 JUL 25 AM 9:00

Printed Name, Beatrice Dostie

SEAL